027.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,500 / 931,500
					USE VALUE:	931,500 / 931,500
					ASSESSED:	931,500 / 931,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAKORAFOS /JAMES/CHRISTOPHER
Owner 2:	TRS/SAKORAFOS TRUST
Owner 3:	
Street 1:	60 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAKORAFOS GEORGE & DIMITRA -
Owner 2:	-
Street 1:	60 OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2732 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	472,000	4,700	454,800	931,500
Total Card	0.114	472,000	4,700	454,800	931,500
Total Parcel	0.114	472,000	4,700	454,800	931,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.96 | /Parcel: 340.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	18457
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!2247!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	472,100	4700	4,950.	454,800	931,600	931,600	Year End Roll	12/18/2019
2019	104	FV	365,300	4700	4,950.	483,200	853,200	853,200	Year End Roll	1/3/2019
2018	104	FV	365,300	4700	4,950.	352,500	722,500	722,500	Year End Roll	12/20/2017
2017	104	FV	342,700	4700	4,950.	307,000	654,400	654,400	Year End Roll	1/3/2017
2016	104	FV	342,700	4700	4,950.	261,500	608,900	608,900	Year End	1/4/2016
2015	104	FV	305,600	4700	4,950.	255,800	566,100	566,100	Year End Roll	12/11/2014
2014	104	FV	305,600	4700	4,950.	210,300	520,600	520,600	Year End Roll	12/16/2013
2013	104	FV	317,900	4700	4,950.	200,100	522,700	522,700		12/13/2012

PRINT

Date	Time
12/10/20	17:42:15

LAST REV

Date	Time
02/25/20	11:07:56
danam	
2247	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKORAFOS GEORG	52557-562		4/10/2009	Family	99	No	No		
	10316-410		7/19/1963			No	No		N

USER DEFINED

Prior Id # 1:	18457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2019	1312	Porch	52,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
3/27/2009	Meas/Inspect	201	PATRIOT
4/11/2000	Inspected	276	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08388424
Const Adj.:	0.99495000
Adj $ / SQ:	183.330
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684123
Depreciation:	212078
Depreciated Total:	472045

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

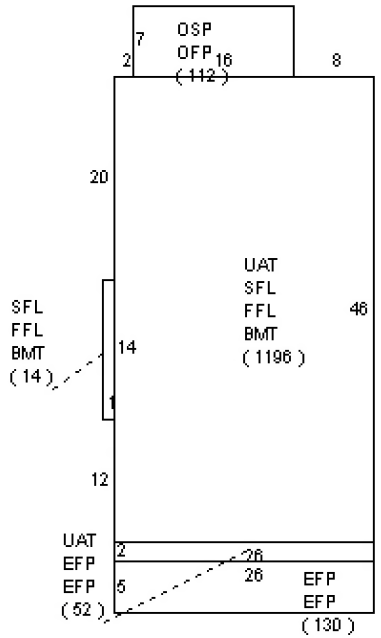
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
1	5	2	1
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.33
Special Features:	0	Val/Su Net:	104.19
Final Total:	472000	Val/Su SzAd	195.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	55.000	66,549
FFL	First Floor	1,210	183.330	221,829
SFL	Second Floor	1,210	183.330	221,829
EFP	Enclos Porch	364	34.530	12,569
UAT	Upper Attic	312	128.330	40,039
OFP	Open Porch	112	31.070	3,480
OSP	Screen Porch	112	34.180	3,828

	Net Sketched Area:	4,530		Total:	570,123
Size Ad	2420	Gross Are	5466	FinArea	2732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700